

**MOTION BY SUPERVISOR MARK RIDLEY-THOMAS**

**November 10, 2015**

**Improvements to Second District Youth Activity League Facilities**

On September 29, 2015, the Board of Supervisors approved the Fiscal Year 2015-2016 Supplemental Budget which included authorization for the Chief Executive Office to execute funding agreements with the Community Development Commission (Commission) for two new projects: \$2,535,000 to fund renovations and related expenses of the Youth Activity League (YAL) at 11911 South Vermont Avenue (South Los Angeles Station YAL) and \$975,000 to fund renovations and related expenses of the YAL at 7901 South Compton Avenue (Century Station YAL).

The YAL is a program run by the Sheriff’s Youth Foundation, a non-profit organization that operates in close coordination with the Los Angeles County (County) Sheriff’s Department. The YAL provides academic and recreational programming to youth at 17 locations throughout the County. However, many of the YALs located in County facilities require significant improvements.

For example, the funds allocated to the South Los Angeles Station YAL will be used to upgrade the original two-story building constructed in 1952, and will include interior refurbishment, accessibility upgrades, landscaping upgrades, and other related building and site improvements.

The funds allocated to the Century Station YAL will be used to upgrade the original two-story building constructed in 1954, and will include enlargement of the

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existing lobby, interior refurbishment, accessibility upgrades, and a new water conserving landscape in place of the existing turf.

In addition, the Century Station YAL facility is currently operated on a month-to-month lease, and the South Los Angeles YAL facility's lease will expire in just over two years. It is imperative that new long-term leases be executed for both facilities to allow for stability of these vital community resources.

The Commission has recently revised the budgets for the YAL projects based on additional information on critical upgrades at the Century Station YAL facility, as well as confirmation that the Sheriff's Department has identified the necessary resources to upgrade the HVAC system at the South Los Angeles Station YAL and paint both facilities. Hence, the budget for the South Los Angeles Station YAL decreased from \$2,535,000 to \$2,386,228, while the budget for the Century Station YAL increased from \$975,000 to \$1,384,572. The net increase for these two projects is \$260,800.

**I THEREFORE MOVE THAT THE BOARD OF SUPERVISORS:**

1. Find that the South Los Angeles Station Youth Activity League facility at 11911 South Vermont Avenue, Los Angeles, and the Century Station Youth Activity League facility at 7901 South Compton Avenue, Los Angeles, are not needed for Los Angeles County (County) purposes;
2. Find that the programs and services provided by the non-profit Sheriff's Youth Foundation to the local communities serve a social need that benefits the County and its residents;
3. Find that the issuance of a 10-year gratis lease, with two five-year renewal options to the Sheriff's Youth Foundation, for both facilities, is in the best interests of the County and the general public and that both are categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines 15301 (Existing Facilities), and Class 1 of the County's Environmental Document Reporting Procedures and Guidelines;

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4. Direct the Chief Executive Officer or her designee to negotiate appropriate lease terms with the Sheriff's Youth Foundation, and instruct the Mayor to execute a gratis lease (in form approved by counsel) for an initial 10-year term, with two options to renew for five-year terms with notification to the Board of Supervisors as required for the exercise of the renewal options;
5. Approve the attached appropriation adjustment to transfer \$261,000 of the Provisional Financing Uses Budget, from the Second District's Utility User Tax allocation, to the Project and Facility Development Fund; and
6. Authorize the Chief Executive Officer, or her designee, to revise the amount of previously approved funding agreements with the Community Development Commission to reflect revised cost estimates of \$2,386,228 for the South Los Angeles Station Youth Activity League and \$1,384,572 for the Century Station Youth Activity League facility.

**I FURTHER MOVE THAT THE BOARD OF SUPERVISORS, ACTING AS THE COMMISSIONERS OF THE COMMUNITY DEVELOPMENT COMMISSION:**

7. Authorize the Executive Director, or his designee, to accept and incorporate a total of up to \$3,770,800 from the County of Los Angeles into the Community Development Commission's approved FY 2015-2016 budget, consisting of \$2,386,228 for the South Los Angeles Station Youth Activity League facility and \$1,384,572 for the Century Station Youth Activity League facility; and
8. Authorize the Executive Director, or his designee, to execute funding agreements with the County of Los Angeles for these projects and any related documents, as needed.

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